

# Demographic Reports 2004

## Fairfax County Board of Supervisors

**Gerald E. Connolly**  
*Chairman*

**Sharon Bulova**  
*Braddock District*

**Dana Kauffman**  
*Lee District*

**Linda Q. Smyth**  
*Providence District*

**Joan DuBois**  
*Dranesville District*

**Penelope A. Gross**  
*Mason District*

**Elaine McConnell**  
*Springfield District*

**Catherine M. Hudgins**  
*Hunter Mill District*

**Gerald W. Hyland**  
*Mount Vernon District*

**Michael R. Frey**  
*Sully District*

**Anthony H. Griffin**  
*County Executive*

**Marguerite Kiely, Director**  
*Department of Systems Management  
for Human Services*

**Department of Systems Management for Human Services**

Anne Pickford Cahill

Sara Daleski

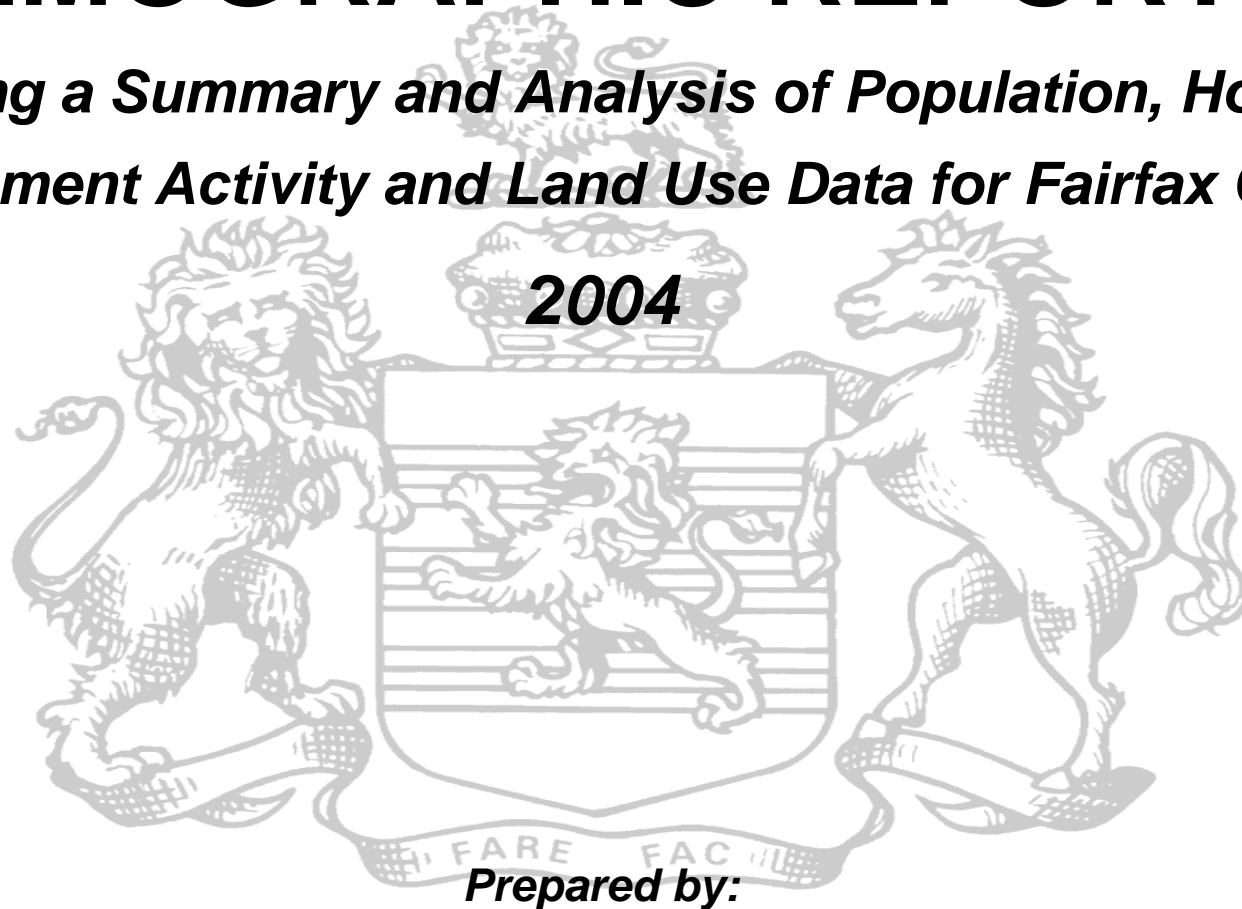
Donna Haber

Fatima Khaja

Brenda Sweet

# **DEMOGRAPHIC REPORTS®**

*Providing a Summary and Analysis of Population, Housing,  
Development Activity and Land Use Data for Fairfax County*



*Prepared by:*

***Fairfax County***

***Department of Systems Management for Human Services***

**For sale by:**

**Fairfax County**

**Maps and Publications Sales**

**12000 Government Center Parkway**

**Suite 156**

**Fairfax, Virginia 22035**

**703-324-2974**

**TTY: 711 (Virginia Relay)**

**Visit us on the web at:**

**<http://www.fairfaxcounty.gov/aboutfairfax>**

**\$20**

## TABLE OF CONTENTS

	<u>Page</u>
Foreword.....	iv
Notes.....	v

### I. MAPS

Notes.....	I-1
Map 1.1. Human Services Regions.....	I-2
Map 1.2. Sewersheds.....	I-3
Table 1.1. Fairfax County Sewershed Codes.....	I-4

### II. DEMOGRAPHIC PROFILE

Demographic Trend Notes .....	II-1
Table 2.1. Historical, Estimated and Forecast Population, Housing Units and Occupied Housing Units, Fairfax County, 1970 through 2025 .....	II-2
Figure 2.1. Historical, Estimated and Forecast Population, Housing Units and Households, Fairfax County, 1970 through 2025 .....	II-3
Table 2.2. Population Age Distribution, Fairfax County, 1970 through 2003 .....	II-4
Table 2.3. Projected Population Age Distribution, Fairfax County, 2005 through 2025 .....	II-5
Table 2.4. Population of Towns, Fairfax County, 1984 through 2004 .....	II-6
Table 2.5. Racial and Ethnic Population Distribution, Fairfax County, 1990, 2000 and 2003 .....	II-6
Table 2.6. Household and Family Income Distribution, Fairfax County, 2003 .....	II-7
Table 2.7. Estimates of Median Household Income and Median Family Income, Fairfax County, 1979 through 2003 .....	II-7
Table 2.8. Historical, Estimated and Forecast Housing Units by Type of Structure, Fairfax County, 1950 through 2025 .....	II-8
Figure 2.2. Historical and Forecast Housing Units by Type of Structure, Fairfax County, 1970 through 2020 .....	II-9
Table 2.9. Rental Housing Complexes: Total Units, Vacancy Rate and Average Monthly Rent, Fairfax County, 1980 through 2004 .....	II-10
Table 2.10. Estimated Median Market Value, Owned Housing Units, Fairfax County, 1978 through 2004.....	II-10
Table 2.11. Population, Median Household Income and Median Family Income by Jurisdiction, Washington DC Metropolitan Area, State of Virginia and the United States, 2000 .....	II-11
Figure 2.3. Average Annual Unemployment Rate and Total Employment, Fairfax County, 1992 through 2003 .....	II-12

### III. CURRENT POPULATION

Current Population Narrative.....	III-1
Table 3.1. Average Household Size and Vacancy Rate by Planning District, Fairfax County, January 2004.....	III-2
Figure 3.1. Average Persons per Household, Fairfax County, U.S. South Region and U.S., 1967 through 2003.....	III-3
Table 3.2. Special Institutional (Group Quarters) Population, Fairfax County, 1985 through 2004 .....	III-4
Figure 3.2. Population Density by Subcensus Tract, Fairfax County, January 2004 .....	III-5
Table 3.3. Population by Supervisor District, Fairfax County, January 2004 .....	III-6
Table 3.4. Population by Town, Fairfax County, January 2004.....	III-6
Table 3.5. Population by Planning District, Fairfax County, January 2004 .....	III-7
Table 3.6. Population by Human Services Region, Fairfax County, January 2004 .....	III-8
Table 3.7. Population by Sewershed, Fairfax County, January 2004.....	III-9
Table 3.8. Population by Census and Subcensus Tract, Fairfax County, January 2004 .....	III-12

### IV. POPULATION FORECASTS

Population Forecasts Narrative.....	IV-1
Table 4.1. Average Household Size by Race, Fairfax County, 1990, 2000 and 2003 .....	IV-2
Table 4.2. Average Household Size by Planning District, 2005 - 2025 .....	IV-2
Figure 4.1. Year 2025 Forecast Population Density by Subcensus Tract, Fairfax County, January 2004.....	IV-3
Figure 4.2. 2004 to 2025 Forecast Population Growth by Subcensus Tract, Fairfax County, January 2004.....	IV-4
Table 4.3. Historical, Estimated and Forecasted Population by Supervisor District, Fairfax County, January 2004.....	IV-5
Table 4.4. Historical, Estimated and Forecasted Population by Town, Fairfax County, January 2004.....	IV-5
Table 4.5. Historical, Estimated and Forecasted Population by Planning District, Fairfax County, January 2004.....	IV-6
Table 4.6. Estimated and Forecasted Population by Human Services Region, Fairfax County, January 2004 .....	IV-7
Table 4.7. Historical, Estimated, and Forecasted Population by Census and Subcensus Tract, Fairfax County, January 2004.....	IV-8

### V. HOUSING UNIT INVENTORY

Housing Unit Inventory Narrative .....	V-1
Figure 5.1. Housing Units by Structure Type, Fairfax County, 1960 through 2004 .....	V-2

## Table of Contents (continued)

	<u>Page</u>
Figure 5.2. Percent Single Family Housing Units by Subcensus Tract, Fairfax County, January 2004 .....	V-3
Figure 5.3. Percent Townhouse Units by Subcensus Tract, Fairfax County, January 2004.....	V-4
Figure 5.4. Percent Multifamily Housing Units by Subcensus Tract, Fairfax County, January 2004 .....	V-5
Table 5.1. Housing Unit Inventory by Unit Type by Supervisor District, Fairfax County, January 2004.....	V-6
Table 5.2. Housing Unit Inventory by Unit Type by Town, Fairfax County, January 2004.....	V-6
Table 5.3. Housing Unit Inventory by Unit Type by Planning District, Fairfax County, January 2004 .....	V-7
Table 5.4. Housing Unit Inventory by Unit Type by Human Services Region, Fairfax County, January 2004 .....	V-8
Table 5.5. Housing Unit Inventory by Unit Type by Sewershed, Fairfax County, January 2004 .....	V-9
Table 5.6. Housing Unit Inventory by Unit Type by Census and Subcensus Tract, Fairfax County, January 2004.....	V-12
Figure 5.5. Percent Housing Stock Older than 30 Year Fairfax County, January 2004.....	V-36
Figure 5.6. Percent Housing Stock Less than 30 Year by Census Tract, Fairfax County, January 2004 .....	V-37
Table 5.7. Housing Unit Inventory by Year Built by Supervisor District, Fairfax County, January 2004.....	V-38
Table 5.8. Housing Unit Inventory by Year Built by Town Fairfax County, January 2004.....	V-38
Table 5.9. Housing Unit Inventory by Year Built by Planning District, Fairfax County, January 2004.....	V-39
 <b>VI. HOUSING UNIT FORECASTS</b>	
Housing Unit Forecasts Narrative .....	VI-1
Table 6.1. Forecast Housing Unit Change by Supervisor District Fairfax County, 2004 through 2025 .....	VI-3
Table 6.2. Forecast Housing Unit Change by Planning District Fairfax County, 2004 through 2025 .....	VI-3
Table 6.3. Estimated and Forecasted Housing Units by Supervisor District, Fairfax County, January 2004.....	VI-4
Table 6.4. Estimated and Forecasted Housing Units by Town, Fairfax County, January 2004.....	VI-4
Table 6.5. Historical, Estimated and Forecasted Housing Units by Planning District, Fairfax County, January 2004 .....	VI-5
Table 6.6. Estimated and Forecasted Housing Units by Human Services Region, Fairfax County, January 2004 .....	VI-6
Table 6.7. Estimated and Forecasted Housing Units by Census and Subcensus Tract, Fairfax County, January 2004.....	VI-7

## VII. MARKET VALUE

Market Value Narrative .....	VII-1
Figure 7.1. Median Market Value of Owned Housing Units by Census Tract, Fairfax County, January 2004 .....	VII-2
Table 7.1. Median Market Value of Housing Units by Supervisor District, Fairfax County, 2003 and 2004 .....	VII-3
Table 7.2. Median Market Value of Housing Units by Planning District, Fairfax County, 2003 and 2004 .....	VII-3
Table 7.3. Estimated Median and Average Market Values, Owned Housing Units by Unit Type and Supervisor District, Fairfax County, January 2004 .....	VII-4
Table 7.4. Estimated Median and Average Market Values, Owned Housing Units by Unit Type and Planning District, Fairfax County, January 2004 .....	VII-5
Table 7.5. Estimated Median, Owned Housing Units by Unit Type and Census Tract, Fairfax County, January 2004 .....	VII-6
Table 7.6. Market Value of Housing Units by Unit Type by Supervisor District, Fairfax County, January 2004.....	VII-13
Table 7.7. Market Value of Housing Units by Unit Type by Planning District, Fairfax County, January 2004.....	VII-16

## VIII. RESIDENTIAL DEVELOPMENT ACTIVITY

Residential Development Activity Narrative .....	VIII-1
Figure 8.1. Housing Units in the Residential Development Process, by Structure Type, 1985 through 2004 .....	VIII-2
Table 8.1. Housing Units in the Development Process by Development Stage, January 2003 and 2004 .....	VIII-3
Table 8.2. Housing Units in the Development Process by Unit Type, January 2003 and 2004.....	VIII-3
Figure 8.2. Residential Development Activity by Subcensus Tract, Fairfax County, January 2004.....	VIII-4
Table 8.3. Residential Development Activity by Stage of Development, by Supervisor District, Fairfax County, January 2004.....	VIII-5
Table 8.4. Residential Development Activity by Stage of Development, by Town, Fairfax County, January 2004.....	VIII-6
Table 8.5. Residential Development Activity by Stage of Development, by Planning District, Fairfax County, January 2004.....	VIII-7
Table 8.6. Residential Development Activity by Stage of Development, by Human Services Region, Fairfax County, January 2004 .....	VIII-9
Table 8.7. Residential Development Activity by Stage of Development, by Census and Subcensus Tract, Fairfax County, January 2004....	VIII-10

## IX. NONRESIDENTIAL GROSS FLOOR AREA

Nonresidential Gross Floor Area Narrative .....	IX-1
Table 9.1. Nonresidential Structure Gross Floor Area by General Activity Type, Fairfax County, January 2004 .....	IX-2

## Table of Contents (continued)

	<u>Page</u>
Table 9.2. Nonresidential Structure Gross Floor Area by General Activity, Inventory of Existing Structures by Year Built, Fairfax County, January 2004 .....	IX-2
Figure 9.1. Nonresidential Structures Gross Floor Area by Period Built and Structure Type, January 2004 .....	IX-3
Table 9.3. Nonresidential Structure Gross Floor Area by General Activity by Supervisor District, Fairfax County, January 2004.....	IX-4
Table 9.4. Nonresidential Structure Gross Floor Area by General Activity by Town, Fairfax County, January 2004.....	IX-4
Table 9.5. Nonresidential Structure Gross Floor Area by General Activity by Planning District, Fairfax County, January 2004.....	IX-5
Table 9.6. Nonresidential Structure Gross Floor Area by General Activity by Human Services Region, Fairfax County, January 2004.....	IX-6
Table 9.7. Nonresidential Structure Gross Floor Area by General Activity by Sewershed, Fairfax County, January 2004.....	IX-7
Table 9.8. Nonresidential Structure Gross Floor Area by General Activity by Census and Subcensus Tract, Fairfax County, January 2004.....	IX-10
 <b>X. CURRENT LAND USE</b>	
Current Land Use Narrative .....	X-1
Table 10.1. Total Zoned and Vacant Acres, Fairfax County, 1980 through 2004 .....	X-2
Table 10.2. Acres of Land by General Land Use Category, Fairfax County, January 2004.....	X-3
Figure 10.1. Acres of Vacant Land by Major Zoning Class by Planning District, Fairfax County, January 2004 .....	X-4
Figure 10.2. Existing Land Use by Major Class (in Acres), Fairfax County, January 2004.....	X-5
Table 10.3. Total Acres by Major Zoning Class by Planning District, Fairfax County, January 2004 .....	X-6
Table 10.4. Acres of Vacant Land by Major Zoning Class by Planning District, Fairfax County, January 2004 .....	X-7
Table 10.5. Fairfax County Zoning Codes.....	X-8
Table 10.6. Zoning Codes for Towns within Fairfax County .....	X-11
Table 10.7. Total Acres of Land and Vacant Acres by Zoning District by Supervisor District, Fairfax County, January 2004.....	X-13
Table 10.8. Total Acres of Land and Vacant Acres by Zoning District by Town, Fairfax County, January 2004 .....	X-16
Table 10.9. Total Acres of Land and Vacant Acres by Zoning District by Planning District, Fairfax County, January 2004.....	X-17

Table 10.10. Acres of Land by Zoning District by Human Services Region, Fairfax County, January 2004.....	X-23
Table 10.11. Acres of Land by Land Use Category by Supervisor District, Fairfax County, January 2004.....	X-26
Table 10.12. Acres of Land by Land Use Category by Planning District, Fairfax County, January 2004.....	X-30
Table 10.13. Acres of Land by Land Use Category by Human Services Region, Fairfax County, January 2004.....	X-34

## XI. PLANNED LAND USE

Planned Land Use Narrative .....	XI-1
Table 11.1. Acres of Land by Planned Land Use Category, Fairfax County, January 2004 .....	XI-2
Table 11.2. Acres of Vacant and Underutilized Residential and Nonresidential Land by Planned Land Use Category, Fairfax County, January 2004 .....	XI-2
Table 11.3. Acres of Land by Planned Land Use by Supervisor District, Fairfax County, January 2004.....	XI-3
Table 11.4. Acres of Land by Planned Land Use by Planning District, Fairfax County, January 2004 .....	XI-4
Table 11.5. Acres of Land by Planned Land Use by Human Services Region, Fairfax County, January 2004.....	XI-5
Table 11.6. Acres of Vacant and Underutilized Residential Land, Acres of Vacant Nonresidential Land by Planned Land Use by Supervisor District, Fairfax County, January 2004.....	XI-6
Table 11.7. Acres of Vacant and Underutilized Residential Land, Acres of Vacant Nonresidential Land by Planned Land Use by Planning District, Fairfax County, January 2004.....	XI-7
Table 11.8. Acres of Vacant and Underutilized Residential Land, Acres of Vacant Nonresidential Land by Planned Land Use by Human Services Region, Fairfax County, January 2004 .....	XI-8

## **FOREWORD**

The Demographic Reports is a compilation of population, housing development activity, nonresidential gross floor area, and land use information. Specifically, within the Demographic Reports are tables showing the following: a demographic trends of Fairfax County; population estimates, densities, and forecasts; the County's dwelling unit inventory by type of unit; ranges of estimated market values of houses in the County; housing unit forecasts; the number and type of units within the County's residential development process; nonresidential structures gross floor area; and existing and planned land use data. Various geographic arrangements are used to present the data, such as supervisor districts, planning districts, human services regions, sewersheds, and census/subcensus tracts. Also, most of the sections of the Demographic Reports consist of methodologies, tables and graphs. All information, except the historical and forecast data, is as of January 1, 2003.

The Demographic Reports is the primary publication associated with the Urban Development Information System (UDIS). While the Demographic Reports summarizes and aggregates much of the information in UDIS, many additional computer generated reports exist that contain detailed information. There are reports that list each rental apartment complex with its average rents, existing residential and non-residential condominium projects, office building listings with gross floor area

information, listings of wholesale and warehouse storage facilities.

Tabular data presented in the Demographic Reports is available electronically on the world wide web at <http://www.fairfaxcounty.gov/aboutfairfax>. The printed report and computer diskettes containing tabular data are both available from the Maps and Publications Sales office with Fairfax County. The address and telephone number for the Maps and Publications office is as follows:

**Maps and Publications Sales  
12000 Government Center Parkway  
Suite 156  
Fairfax, Virginia 22035-0009  
(703) 324-2974.**

Inquiries concerning the Demographic Reports should be directed to:

**The Department of Systems Management  
for Human Services  
12011 Government Center Parkway  
Suite 222  
Fairfax, Virginia 22035  
(703) 324-4519 or  
TTY: 711 (Virginia Relay).**

## NOTES

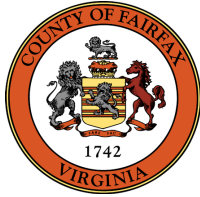
The population and housing unit estimates and forecasts, the residential development activity summaries, the nonresidential gross floor area summaries, and the land use summaries for Fairfax County are produced by the Research, Analysis and Project Services Group of the Fairfax County Department of Systems Management for Human Services, using the Urban Development Information System (UDIS). All information produced reflects estimates and forecasts as of January 1 of each year. Periodically, Fairfax County's estimates and forecasts, in conjunction with estimates and forecasts from other local jurisdictions, are provided to the Metropolitan Washington Council of Governments (MWCOC) for purposes of transportation planning, air quality modeling and other programs of regional significance.



## MAP NOTES

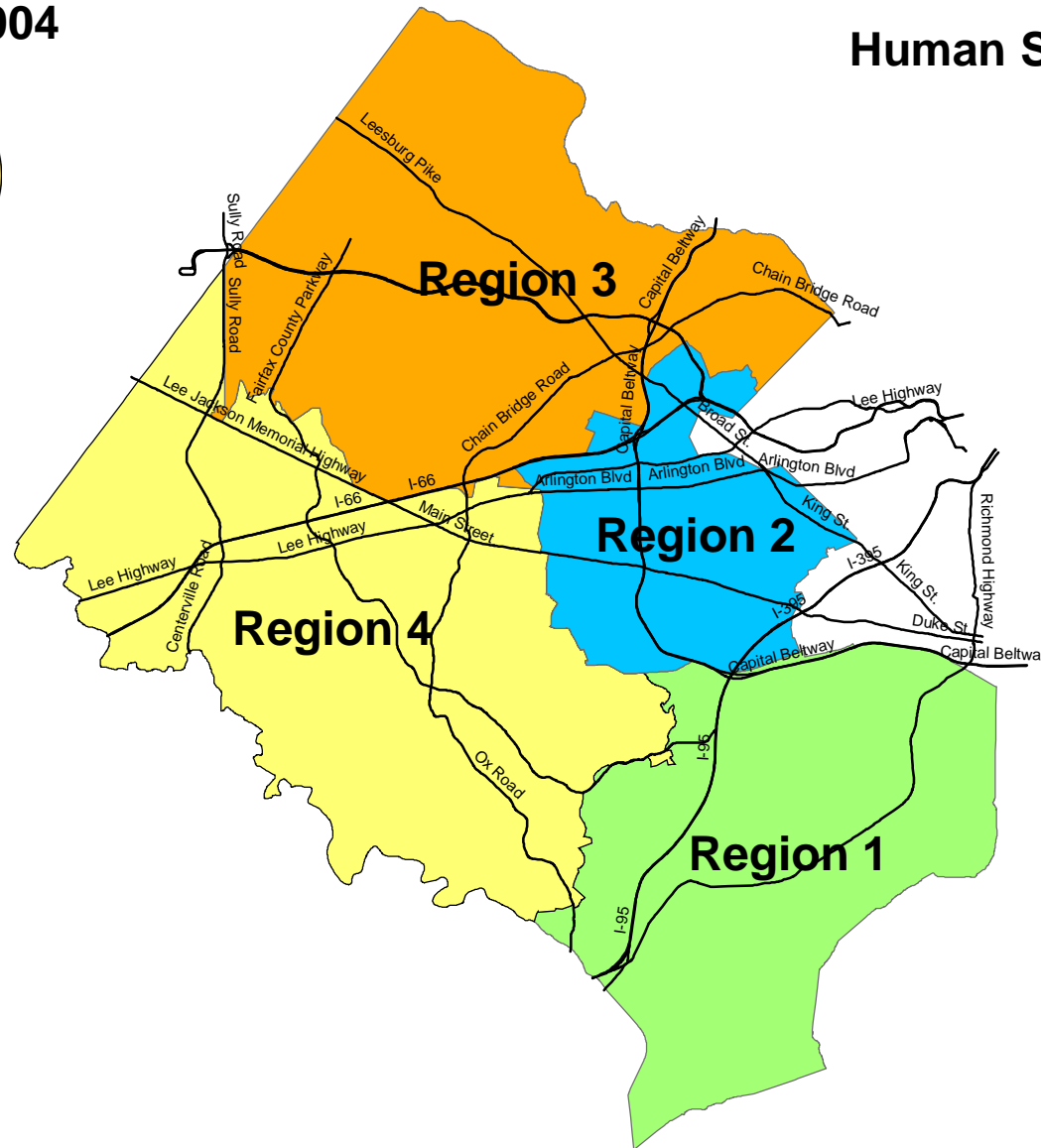
The information contained in the Demographic Reports is presented in a variety of geographic arrangements -- supervisor district, planning district, human services region, sanitary sewershed, census tract and subcensus tract. The large-scale map (4,000 feet = 1 inch) included with the Demographic Reports displays supervisor districts, planning districts and census and subcensus tracts. A smaller scale map of human services regions and sanitary sewersheds with sewershed codes are displayed on the following pages. Additional copies of the large-scale map are available through Maps and Publications Sales in the Fairfax County Government Center (see address on page iv).

**Fairfax County, Virginia  
January 2004**



**FIGURE 1.1**

**Human Services Regions**



Source: Fairfax County Department of Systems Management for Human Services.

# Fairfax County, Virginia January 2004

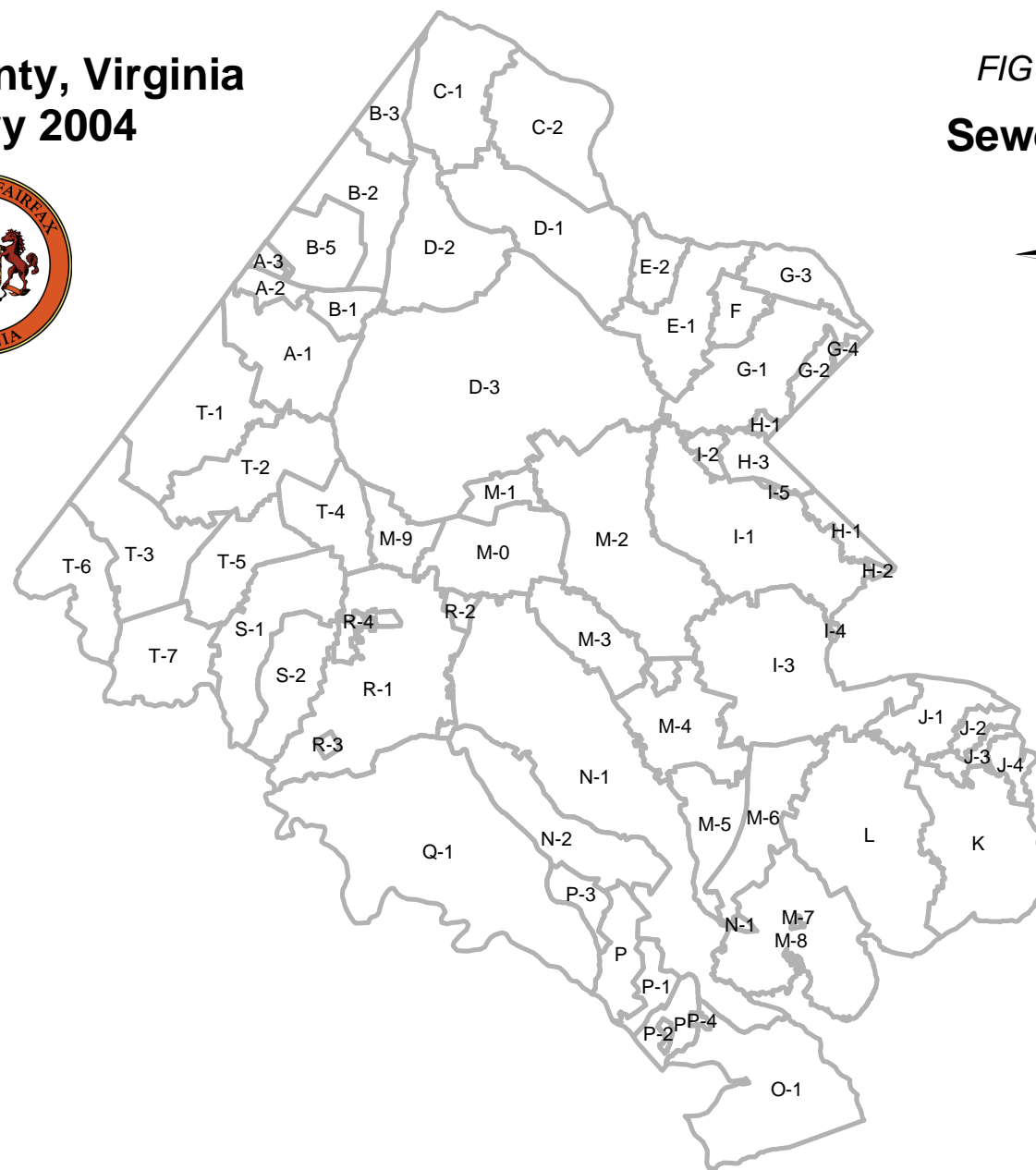


FIGURE 1.2  
Sewersheds



Source: Fairfax County Department of Public Works and Environmental Services.

**TABLE 1.1****Fairfax County Sewershed Codes**

<b><u>Code</u></b>	<b><u>Sewershed</u></b>	<b><u>Servicing Treatment Plant</u></b>	<b><u>Code</u></b>	<b><u>Sewershed</u></b>	<b><u>Servicing Treatment Plant</u></b>
A-1	Horsepen Creek	Blue Plains	M-0	Accotink Creek (City of Fairfax)	Lower Potomac
A-2	Horsepen Creek E Branch	Blue Plains	M-1	Accotink Creek	Lower Potomac
A-3	Horsepen Creek F Branch	Blue Plains	M-2	Accotink Creek	Lower Potomac
B-1	Sugarland Run	Blue Plains	M-3	Accotink Creek	Lower Potomac
B-2	Sugarland Run	Blue Plains	M-4	Accotink Creek	Lower Potomac
B-3	Sugarland Run	Blue Plains	M-5	Accotink Creek	Lower Potomac
B-5	Sugarland Run (Herndon) and Follylick Branch	Blue Plains	M-6	Long Branch	Lower Potomac
C-1	Nichols Run	None	M-7	Accotink Village	Lower Potomac
C-2	Pond Branch	Blue Plains	M-8	Fort Belvoir	Lower Potomac
D-1	Difficult Run	Blue Plains	M-9	Accotink Creek	Lower Potomac
D-2	Colvin Run	Blue Plains	N-1	Pohick Creek	Lower Potomac
D-3	Difficult Run	Blue Plains	N-2	Pohick Creek	Lower Potomac
E-1	Scotts Run	Blue Plains	O-1	Kane Branch	None
E-2	Bull Neck Run	None	P	Mill Branch	None
F	Dead Run	Blue Plains	P-1	Mill Branch (Lorton South)	Lower Potomac
G-1	Pimmit	Blue Plains	P-2	Mill Branch (Harbor View)	Harbor View
G-2	Little Pimmit	Blue Plains	P-3	Mill Branch (Giles Run)	Lower Potomac
G-3	Turkey Run	Blue Plains	P-4	Mill Branch (Gunston-Wiley)	Pump and Haul
G-4	Strohman Run	Blue Plains	Q-1	Occoquan	None
H-1	Four Mile Run	Arlington	R-1	Popes Head Creek	None
H-2	Four Mile Run	Arlington	R-2	Upper Popes Head Creek	Lower Potomac
H-3	Cameron (Falls Church Service Area)	Alexandria and Arlington	R-3	Popes Head Creek (Clifton)	Pump and Haul
I-1	Cameron Run	Alexandria	R-4	Popes Head Creek	UOSA
I-2	Cameron Run	Alexandria	S-1	Little Rocky Run	UOSA
I-3	Cameron Run	Alexandria	S-2	Johnny Moore Creek	None
I-4	Cameron Run	Alexandria	T-1	Cub Run	UOSA
I-5	Cameron Run	Alexandria	T-2	Cub Run	UOSA
J-1	Cameron Run	Alexandria	T-3	Cub Run	UOSA
J-2	Cameron Run	Alexandria	T-4	Cub Run	UOSA
J-3	Cameron Run	Alexandria	T-5	Cub Run	UOSA
J-4	Cameron Run	Alexandria	T-6	Bull Run	None
K	Little Hunting Creek	Lower Potomac	T-7	Cub Run	UOSA
L	Dogue Creek	Lower Potomac			